

PROJECT: Exterior Domestic Space Renovations

Applicant/Owner: Susan Edinger and Robert Lotkowictz

Location: 1340 Thornton Grove (056.-03-01.2)

Site Plan Narrative Report

The owners of the property located at 1340 Thornton Grove intend to replace their back deck that was built in 1992. The current deck is a single level structure that is 482 square feet. It is made of pressure treated wood that is deteriorating badly. The deck has outlived its useful life and needs to be replaced.

The proposed deck is 842 square feet in size and will be multi-level to accommodate a hot tub on the lower level. The hot tub is currently located in the backyard. The materials for the surface of the deck will be TimberTech Advanced PVC decking with cable railing. The east side of the deck will feature a timber frame pergola with a canvas cover for protection from the sun.

The project also includes a patio area of 575 square feet consisting of concrete base slab for porcelain pavers. A fire pit will be a feature and located on the south end of the patio.

The proposed construction project is consistent with the land use district, RF, and will satisfy all the requirements of the Zoning Code, Chapter 148-10-6.

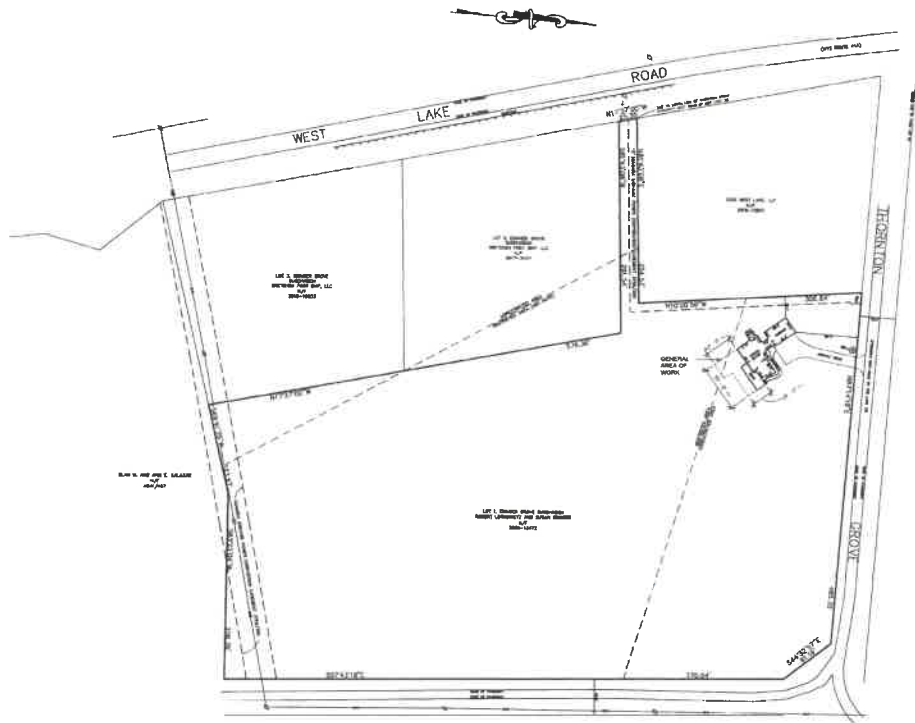
The project will blend into the existing landscape and house and will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution, or other nuisances.

33-THOP
BPOVE
837
G101



Check Answer

- | # | Sheet Name |
|------|---|
| G101 | GENERAL - COVER SHEET, NOTES, SYMBOLS & DRAWING LIST |
| G102 | COPY OF SITE SURVEY CREATED BY DOUGLAS JAY REITH LICENSED LAND SURVEYOR |
| L101 | SITE PLAN WITH SETBACKS & SITE PLAN DATA TABLE |
| L102 | SITE PLAN WITH CONTOURS |
| B100 | FOUNDATION PLAN & TERRACE DETAIL |
| B101 | DECK FRAMING PLAN |
| A101 | DECK & TERRACE PLAN |
| A201 | EXTERIOR ELEVATIONS |



NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BUILDING IS NOT A PERMANENT STRUCTURE AND IS NOT TO BE PERMANENTLY ATTACHED TO THE LAND.
 3. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BUILDING IS NOT A PERMANENT STRUCTURE AND IS NOT TO BE PERMANENTLY ATTACHED TO THE LAND.
 4. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE BUILDING IS NOT A PERMANENT STRUCTURE AND IS NOT TO BE PERMANENTLY ATTACHED TO THE LAND.



SEE SURVEYOR'S
 STAMP BELOW

Reference
 1. State of New York

EXTERIOR DOMESTIC SPACE RENOVATIONS
 Sue Edinger & Bob Lolkowicz
 1342 Thomas Drive, Skaneateles, NY - 13152
 607-857-2114

COPY OF SITE
 SURVEY
 CREATED BY
 DOUGLAS JAY
 WITH LICENSED
 LAND SURVEYOR

TO: DOUGLAS JAY
 FROM: G102

G102

Drawn by: D.J. NEVIN
 Checked by: D.J. NEVIN
 ALL ALTERNATIVE PROPOSED AREAS SHOWN AS
 PROPOSED AREAS ONLY. THE SURVEYOR IS NOT
 RESPONSIBLE FOR THE ACCURACY OF THE
 DATA USED IN THIS SURVEY.



THE SURVEYOR HEREBY CERTIFIES THAT THIS
 MAP IS MADE FROM AN ACTUAL SURVEY OF THE
 PROPERTY HEREIN DESCRIBED.

Douglas Jay Nevin
 DOUGLAS JAY NEVIN
 LICENSED LAND SURVEYOR



CNY LAND SURVEYING
 2075 CHURCH ROAD
 BALDWINVILLE, NEW YORK 13027
 (915) 635-4614

LOT 1, EDINGER GROVE SUBDIVISION
 PART OF FARM LOT 67
 TOWN OF SKANEATELES
 COUNTY OF ONONDAGA
 STATE OF NEW YORK

DRAWING TITLE
 LOCATION SURVEY

Date
 01/10/21

Revised

FILE NO.
 24-018

Drawing No.
 1 OF 1

1" = 20' A
GRADE AT ENTRANCE LEVEL

URBAN GRADE CHANGES 1948
ARE TO ACCOMMODATE LOW
CROWN WALLS & GRADES
1 TO 2 CUBIC YARDS REMOVED

AREA

URBAN GRADE CHANGES 1948
ARE TO ACCOMMODATE LOW
CROWN WALLS & GRADES
1 TO 2 CUBIC YARDS REMOVED

IN 10 LOCATIONS FOUNDATIONS
WILL BE DOWNTOWN 10' & 12' RADIUS
IN THE APPROX. 1 CUBIC YARDS

978'-0"
976'-0"
974'-0"
972'-0"
970'-0"
968'-0"
966'-0"
964'-0"
962'-0"
960'-0"
958'-0"
956'-0"
954'-0"
952'-0"
950'-0"
948'-0"
946'-0"
944'-0"
942'-0"
940'-0"

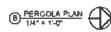
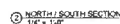


EXTERIOR DOMESTIC SPACE RENOVATIONS

Sue Edinger & Bob Lukowicz
140 Thousand Green
Brooklyn, NY 11218

SITE PLAN WITH
CONTOURS

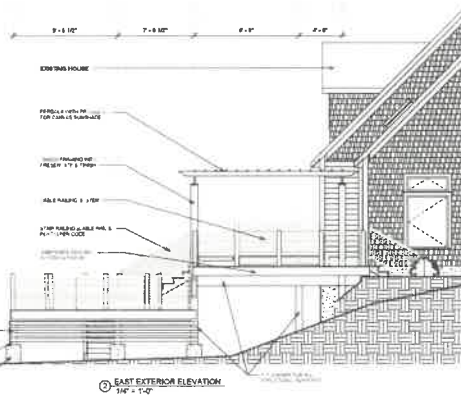
Project # 21-104-0001/02
Date 08/14/20
Drawn by GAC



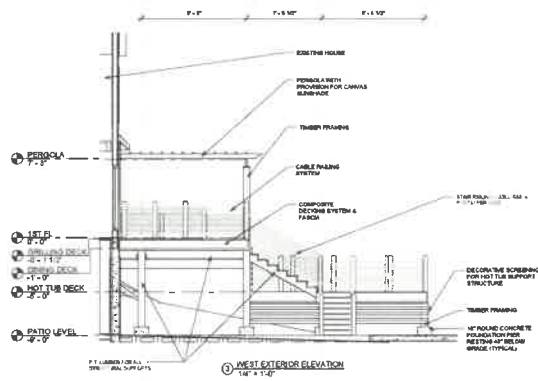
NOTE.
DECK IS NOT STRUCTURALLY
CONNECTED TO EXISTING HOUSE



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



3 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

EXTERIOR DOMESTIC SPACE RENOVATIONS

Sue Edinger & Bob Lallawetz
1345 Thompson Court, Gardenhire, NY - 14456
607-353-1112

EXTERIOR ELEVATIONS

25-10000004
Date: 02/15/2014
Sheet: 11 of 13
A201